

To: Members of Dublin Architectural Review Board
From: Vincent Papsidero, FAICP, Director of Planning
Date: June 14, 2017
Initiated By: Jennifer M. Rauch, AICP, Planning Manager
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Re: BSD Code – Historic Dublin Amendment

Background

In October 2016, staff initiated a major update to the Bridge Street District Code. As directed by City Council, the prioritized tasks included amendments for the Historic Dublin core in response to development pressures. The City engaged Clarion Associates and CodaMetrics to revise the regulations to ensure development is consistent with the neighborhood character of the Historic District south of Bridge Street.

In coordination with CodaMetrics, Planning engaged the community in two public workshops: October 2016, and December 2016. The first workshop offered four stations addressing the following topics: transitional zoning, building character, parking and infill development. The second workshop built on the outcomes of the first by surveying residents, business owners, and land owners to determine appropriate zoning district boundaries and development standards. Subsequently in March 2017, an ARB work session was held to review the outcomes of the public meetings and provide preliminary direction to the consultant regarding revisions.

Proposal

The proposed changes are based on stakeholder engagement to identify common themes, Staff experience in administration of the Code provisions, and the consultant's experience writing form-based regulations for a variety of communities. The draft changes have been posted on the City website, notification has been mailed to all property owners south of Bridge Street, an Open House is scheduled for June 14th for interested residents, and a work session is scheduled the same evening with the Board to further discuss the proposal (the calendar below outlines the next steps in the process)..

The draft code changes place a significant limit on the size and scale of all future development within a new sub-district (Historic Core II District). It also restricts the size and operating hours of all future eating and drinking establishments. Specifically, the changes include:

- Zoning map amendment to create a new Historic Core II District
- Identification of the intent of and permitted uses for the Historic Core II District
- Revisions to the building type standards for the Historic Mixed Use and Historic Cottage Commercial Buildings, including:
 - A cap on building height to 2 stories for mixed use buildings along High Street.
 - For mixed use and cottage buildings, heights must be reduced to 1.5 stories on the adjacent rear lanes.
 - A reduction in the footprint of any individual building to 1,800 square feet to ensure scale is consistent with the existing character of the sub-district (maximum building

- coverage has also been reduced to 50% of a site).
- On-site parking cannot be visible from High Street; it must be located behind buildings.
- Eating and drinking establishes can only operate between 7 am and 10 pm.
- Deliveries and refuse collection can only occur between 8 am and 5 pm.
- Other clarifications and clean-ups, as needed

Next Steps

At the work session, staff is requesting Board comments regarding the proposal. Consensus among the members on changes to the proposal will be incorporated into a final draft document. That document will be posted on the City website and serve as the basis for a Zoning Code Amendment. As provided in the tentative calendar below, the Code text amendment and a Zoning Map amendment to create the new sub-district will be presented to the Board for review and approval, prior to submittal to the Planning and Zoning Commission for its review and approval. Then the Code and Zoning Map amendments will be submitted to City Council for review and adoption.

Tentative Schedule

	June	July	Aug	Sept	Oct
BSD – Historic District Amendment Adoption	ARB Work Session	Proposed Amendment	ARB Review & Recommendation	PZC Review & Recommendation	City Council Adoption

Recommendation

Information only.